OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 19, 2008

Project# 1005536
08DRB-70483 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON & ARFMAN agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITON (TO BE KNOWN 12TH STREET VILLAS),** zoned R2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.0522 acre(s). (G-14)

At the November 19, 2008 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Amy Niese, Issacson & Arfman, PA – 128 Monroe St NE – Albuquerque, NM 87108
Cc: BCR Construction (Billy Baca) – P.O. Box 7489 – Albuquerque, NM 87194
Marilyn Maldonado
File

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

3. **Project# 1003417**
08DRB-70477 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of **MOUNTAIN TRAILS** zoned R-D, located on GLENDALE AVE NE BETWEEN WYOMING AND BARSTOW (B-19) **A ONE YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

4. **Project# 1005536**
08DRB-70483 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON & ARFMAN agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITON (TO BE KNOWN 12TH STREET VILLAS),** zoned R2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.0522 acre(s). (G-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

5. **Project# 1007490**
08DRB-70466 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CONSENSUS PLANNING agent(s) for C&S EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) 3B, **LANDS OF IHS ACQUISITION NO. 120, INC.,** zoned SU-2 FOR HOSPITAL AND MEDICAL, located on HORIZON BLVD NW BETWEEN NORTH DIVISION CHANNEL AND BALLOON FIESTA PARK NW containing approximately 18.7 acre(s). (B-17 & C-17) *[Deferred from 11/5/08]***DEFERRED TO 12/3/08 AT THE AGENT'S REQUEST.**

6. **Project# 1003604**
08DRB-70480 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for ANTHONY MONTOYA request(s) the above action(s) for all or a portion of Tract(s) PARCEL A, **MIRA MESA ESTATES,** zoned R-2, located on TELSTAR LOOP NW BETWEEN 68TH ST NW AND GLENRIO RD NW containing approximately .2353 acre(s). (J-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

76/NLY PORTION OF
76A
77A
77B
R-1
78
60
59
58
R-2
57
56
49
50
R-2
51
32B
Item# 4
Project# 1005536
Hearing Date: Nov. 19, 2008

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 21, 2007

Project# 1005536
07DRB-70344 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK CONST

ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

At the November 21, 2007 Development Review Board meeting, with the signing of the infrastructure list dated 11/21/07 and with an approved grading and drainage plan engineer stamp dated 10/25/07 the preliminary plat was approved.

The Temporary deferral of construction of sidewalk on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 6, 2007 in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.
> If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

for Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Arfman PA – 128 Monroe St NE – Albuquerque, NM 87108
Cc: BCR Construction – P.O. Box 7489 – Albuquerque, NM 87194
Marilyn Maldonado
File

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

November 21, 2007 9:00 AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1005536**
07DRB-70344 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK CONST

ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/21/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 10/25/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project# 1003520**
07DRB-70337 MAJOR - SUBD IMP AGMT (SIA)

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD),** zoned RD/3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1006854**
07DRB-70340 VACATION OF PUBLIC EASEMENT
07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4),** zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

4. **Project# 1003703**
07DRB-70338 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE),** zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

5. **Project# 1003655**
07DRB-70339 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS),** zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

6. **Project# 1006868**
07DRB-70302 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA,** zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18) *[Deferred from 10-31-07]* **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

07DRB-70389 MINOR - SDP FOR SUBDIVISION
07DRB-70390 MINOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

7. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A,** zoned SU-2 UR, SU-2 SRLL, SU-2SRSL, SU-2, SU-1 , SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) *[Deferred from 10/31/07 & 11/14/07]* **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

8. **Project# 1004875**
07DRB-70382 EPC/ SDP FOR BUILDING PERMIT
07DRB-70383 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION** zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) ***[Catalina Lehner – EPC Planner]*** **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION,** zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) ***[EPC Planner – Carol Toffaleti]****[Deferred from 11/14/07].* **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR BUILDING PERMIT

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6,** zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) ***[EPC Planner – Anna DiMambro]][****Deferred from 11/14/07].* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/21/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND FOR 3 COPIES OF THE SITE PLAN AND TO TRANSPORTATION FOR INDICATION OF ADDITIONAL RAMPS AND FOR ALL BUILD-NOTES TO REFER TO CITY STANDARDS.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project# 1000512**
07DRB-70388 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for SANDRA L. FENKETICH request(s) the above action(s) for all or a portion of Lot(s) 16-A, **WEST HIGHLANDS AT HIGH DESERT,** zoned R-1, located on SAND CHERRY NE BETWEEN ELATA CT NE AND PINO ARROYO CT NE containing approximately 0.503 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, TO RECORD, AGIS DXF FILE, AND FOR ADROA SIGNATURE.**

12. **Project# 1006751**
07DRB-70385 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BARELAS CDC/CITY OF ALBUQUERQUE agent(s) for MRS. IRMA V. LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 4, zoned SU2-R1, located on PACIFIC AVE SW BETWEEN 4TH ST SW AND BARELAS RD SW containing approximately 0.215 acre(s). (K-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD THE PLAT AND TO TRANSPORTATION FOR ADDITIONAL RIGHT-OF-WAY FOR SIDEWALK IF UNEXISTING.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project# 1006936**
07DRB-70377 SKETCH PLAT REVIEW AND COMMENT

RIO GRANDE SURVEYING CO. agent(s) for CITY OF ALBUQUERQUE REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 29 **TRANSPORTATION CENTER,** zoned SU3, located on 2ND ST SW BETWEEN LEAD SW AND GOLD SW containing approximately 3.3 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

14. **Project# 1006939**
07DRB-70381 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC. agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit(s) 3,** zoned M1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.91 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project# 1006940**
07DRB-70384 SKETCH PLAT REVIEW AND COMMENT

COMMUNITY SCIENCES CORPORATION agent(s) for FABIAN IVARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20 Block(s) 12, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C2, located on 90TH ST SW BETWEEN BRIDGE SW AND VIA DEL ORO SW containing approximately 1.2 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

16. Other Matters: None

ADJOURNED: 11:10

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005536 **AGENDA#** 1 **DATE:** 11/21/07

✓ 1. **Name:** DAVE HINMAN **Address:** 4415 12TH NW **Zip:** 87107

✓ 2. **Name:** Sarah Armstrong Rotunno **Address:** 4517 12th St NW **Zip:** 87107

✓ 3. **Name:** DALE VALDEZ **Address:** 4426 12TH NW **Zip:** 87107

4. **Name:** _____ **Address:** _____ **Zip:** _____

5. **Name:** _____ **Address:** _____ **Zip:** _____

6. **Name:** _____ **Address:** _____ **Zip:** _____

7. **Name:** _____ **Address:** _____ **Zip:** _____

8. **Name:** _____ **Address:** _____ **Zip:** _____

9. **Name:** _____ **Address:** _____ **Zip:** _____

10. **Name:** _____ **Address:** _____ **Zip:** _____

11. **Name:** _____ **Address:** _____ **Zip:** _____

12. **Name:** _____ **Address:** _____ **Zip:** _____

13. **Name:** _____ **Address:** _____ **Zip:** _____

14. **Name:** _____ **Address:** _____ **Zip:** _____

15. **Name:** _____ **Address:** _____ **Zip:** _____

16. **Name:** _____ **Address:** _____ **Zip:** _____

17. **Name:** _____ **Address:** _____ **Zip:** _____

PORTION OF
60
6A
59
7B
58
57
Item# 1
Project# 1005536
Hearing Date: Nov. 21, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 21, 2007

Project# 1005536
07DRB-70344 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK CONST

AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

AMAFCA No adverse comments.

COG

MPO staff have no comment on this proposal. For information, 12th St is functionally classified as a collector. 12th St south of Candelaria is functionally classified as a minor arterial. City may consider the functional classification of 12th St in terms of its intended use.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to: **Los Griegos NA (R)**

APS

12th Street Villas, Lots 57-59, Rossiter Addition, is located on 12th St NW between Candelaria Rd NW and Griegos Rd NW. The owner of the above property requests Major-Preliminary Plat Approval, and a temporary sidewalk deferral. This development will consist of 15 townhomes. This will impact, MacArthur Elementary School, Garfield Middle School, and Valley High School. MacArthur Elementary School and Garfield Middle School are nearing capacity, whereas, Valley High School has excess capacity to absorb student growth from this development.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
303	MacArthur	241	256	15
410	Garfield	393	456	63
560	Valley	1,684	2,200	516

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)

    - Construct new ools or additions
    - Add portables
    - Use of non-classroom spaces for temporary classrooms
    - Lease facilities
    - Use other public facilities
- Improve facility efficiency (short term solution)
    - Schedule Changes
        - Double sessions
        - Multi-track year-round
    - Other
        - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
    - Boundary Adjustments / Busing
    - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

On October 2, 2007,BCR Construction, Billy Baca, entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district

Police Department

No crime prevention or CPTED comments concerning the proposed Preliminary plat approval or temporary deferral of sidewalk construction at this time.

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D.

1. 1st half Bern. Co. Assessments Due.
2. MRGCD Signature Line & Approval Note required. (Coordinate with Mapping Dept.)
3. Final Plat approval required by the MRGCD. (Coordinate with Mapping Dept.)

Open Space Division Open Space has no adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Provide a more detailed exhibit for 12th Street, showing all driving lanes, the location and width of sidewalk, and defining the distance from face of curb to the property line. Please note that 12th subdivision will be gated. A functional diagram of the gated entrance and exit is needed. Is the on street parking on 12th Street existing or proposed? If proposed, traffic operations approval is required. The existing drivepads shown along 12th Street will need to be removed with this

project. Additional in ation regarding the proposed layout e homes will be needed in order to determine the parking requirements. An application for on-street parking credits and/or a P1 or P2 designation on the plat may be required.

Parks & Recreation

No objection to either request.

ABCWUA

Need to see a Utility Plat to verify Infrastructure List.
No objection to Sidewalk Defferal.

Planning Department

Agent was asked to re-submit the perimeter wall design to meet the Zone Code and Dept. requirements. 10/30/07

No objection to the sidewalk deferral or approval of the preliminary plat.

Impact Fee Administrator

Impact Fees are not applicable at this time for preliminary platting and sidewalk deferral. However, Impact Fees will be required at the time a permit is issued for each town home built in this subdivision. Using an average of 2000sf of heated area for each town home the estimated impact fees are as follows:

1. Public Safety Facilities for the Eastside: $552.00
2. Parks, Trails, Open Space for the North Valley: $3,260.00

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Isaacson & Arfman PA – 128 Monroe St NE – Albuquerque, NM 87108
Cc: BCR Construction – P.O Box 7489 – Albuquerque, NM 87194

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 21, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003520
07DRB-70337 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD),** zoned RD 3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20)

Project# 1003655
07DRB-70339 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS),** zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19)

Project# 1003703
07DRB-70338 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE),** zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE conataining approximately 6 acre(s). (C-20)

Project# 1005536
07DRB-70344 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK CONST

AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

Project# 1006854
07DRB-70340 VACATION OF PUBLIC EASEMENT
07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4),** zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 5, 2007.

PLANNING TRACKING LOG

#16

Date	Project Name & #	Action Request	Action Taken
05/09/07	BACA TOWNHOMES	SK review	Comments given

IMPACT FEES

Development Review Board 5/9/07
Project Number: 1005536
Agenda Item number: 16
Site: Rossiter Addition
Lot/s: 57, 58, 59
Zoned: R-2

At this time of sketch plat review impact fees are not required. However, Impact Fees will be required at the time a permit is issued for each townhome on each lot. Using an average of 2000sf of heated area the estimated impact fees for each townhome are as follows:

1. Public Safety Facilities for the Eastside: $552.00
2. Parks, Recs.,Trails, for the North Valley: $3260.00

Impact Fees are to be paid at the time of issuance of building permits.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 9, 2007
DRB Comments

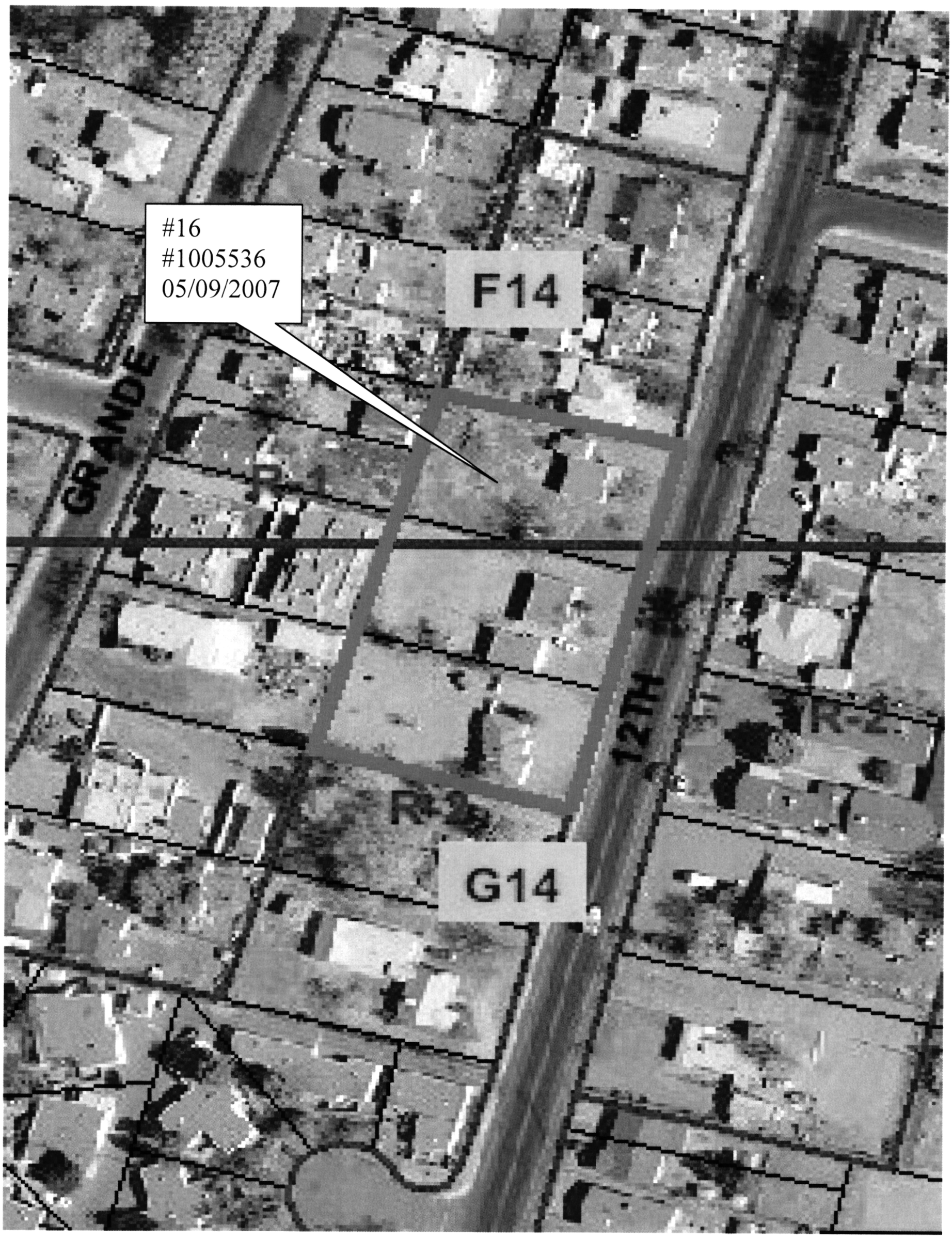
ITEM # 16

PROJECT # 1005536 APPLICATION # 07-00553

RE: Lots 57,58,59 Rositter Addition/sketch

The residential sub-divider must comply with City Council Resolution R-06-74, regarding Pre-Development Facility Fee Agreement with Albuquerque Public Schools (APS) prior to DRB approval of any residential development.

Andrew Garcia, Planning Alternate
924-3858. agarcia@cabq.gov


#16
#1005536
05/09/2007
F14
G14
R-1
R-2
R-2
12TH

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1005536 **Item No. 16** **Zone Atlas G-14**

DATE ON AGENDA 5-9-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	What is the distance from face of curb to the property line? Width of existing sidewalk?
2)	A cross section of the interior street is needed.
3)	A functional diagram of the gated entrance is needed.
4)	Standard infrastructure per the DPM is required.
5)	The proposed striping on 12th street will require traffic operations approval.
6)	12th street is a minor arterial and requires bikelanes. (provide a cross-section)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005536 **AGENDA ITEM NO: 16**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

REV/CMT: (X) APPROVAL: ( ) SIGN-OFF: ( ) EXTN: ( ) AMEND: ( )

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

discussed

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED X; WITHDRAWN __

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 9, 2007

0

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 21, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003520
07DRB-70337 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD),** zoned RD 3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20)

Project# 1003655
07DRB-70339 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS),** zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19)

Project# 1003703
07DRB-70338 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE),** zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE conataining approximately 6 acre(s). (C-20)

Project# 1005536
07DRB-70344 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK CONST

AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

Project# 1006854
07DRB-70340 VACATION OF PUBLIC EASEMENT
07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4),** zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 5, 2007.

CITY OF ALBUQUERQUE

Planning Department

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0004219022 OCT 31 2007
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RETURN TO SENDER

UNABLE TO FORWARD

Or Current Resident
ROSS BLAINE A & PAMELA K
1236 ROSEMONT NW
ALBUQUERQUE, NM 87104

UTF

DRB

87104+2174-36 C005

P O Box 1293 Albuquerque New Mexico 87103

LE TO FORWARD

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/12/2008 Issued By: PLNSDH

Permit Number: **2008 070 483** **Category Code 910**

Application Number: 08DRB-70483, Ext Of Major Preliminary Plat

Address:

Location Description: 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW

Project Number: 1005536

Applicant
Bcr Construction

Po Box 7489
Albuquerque NM 87194
345-1983

Agent / Contact
Isaacson & Arfman

128 Monroe St Ne
Albuquerque NM 87108
268-8828

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

11/12/2008 9:04AM LOC: ANNX
WS# 008 TRANS# 0009
RECEIPT# 00098708-00098708
PERMIT# 2008070483 TRSCXG
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

PNM
Alvarado Square
Albuquerque, NM 87158-0600
505 241-2700
Fax 505 241-2363
www.pnm.com

A personal commitment to New Mexico

April 7, 2009

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Subject: Villas at 12th street NW
COA DRB Project Number 1005536
PNM Objection to the 8.5 foot PUE

Dear Jack,

PNM objects to the request by the developer and Isaacson & Arfman, P.A. Consulting Engineering Associates to the 8.5-foot PUE as shown on their plans. PNM objects to the 8.5-foot easement for safety and maintenance requirements PNM requires a 10-foot PUE.

PNM shares their easements with other dry utilities and the 10-foot easement is required for safety separation during operation of the utility and during any type of repair or maintenance work done by any utility in the joint trench. PNM equipment, such as transformers and splice boxes, require the 10-foot space. PNM also does not share easement or trenches with any wet utility in an easement, which is typically in the street.

Please feel free to contact me with any questions you may have 505-241-2792.

Regards,

Laurie Moye

Laurie Moye
PNM
Coordinator Regulatory Relations and Public Participation

Current DRC
Project Number _____

FIGURE 12

Date Submitted: 10/26/07
Date Site Plan Approved NA
Date Preliminary Plat Approved: 11/21/07
Date Preliminary Plat Expires 11/21/08
DRB Project No. 1005536
DRB Application No. 07DRB-70344
Δ 11-4-08

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

12TH STREET VILLAS SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 57, 58, & 59, ROSSITER ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PAVING							
		22' FE	Asphalt Alley (including 2' wide concrete alley gutter)	Δ Jon Marc Lane ~~John Marc Drive~~	12th Street	12th Street	/	/	/
		4'	Deferred Sidewalk (east side)	Δ Jon Marc Lane ~~John Marc Drive~~	12th Street	12th Street	/	/	/
		6"	Header Curb (both sides) REPLACE ~~SG's~~ DRIVEPADS WITH SW + CTG	Δ Jon Marc Lane ~~John Marc Drive~~ 12th ST	12th Street NORTH ℄	12th Street SOUTH ℄	/	/	/
		WATER							
		6"	Waterline	Δ Jon Marc Lane ~~John Marc Drive~~	12th ST	12th ST	/	/	/
		6"	Waterline	12th Street	Existing FH Line	N. Property Line	/	/	/
			Relocate Fire Hydrant	12th Street	Existing Location	S. of Entrance Road	/	/	/
		SANITARY SEWER							
		8"	Sanitary Sewer	Δ Jon Marc Lane ~~John Marc Drive~~	N Side Property	12th Street	/	/	/
		STORM							
			Type A Inlet	12th Street	S. of Existing Inlet		/	/	/
		10"	Existing Inlet to Type D PRIVATE STORM PIPE #	12th Street W+S SIDES OF PROP	Existing Inlet NORTH ℄	EAST ℄	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 Grading and Drainage certification per DPM including perimeter walls as shown on the Grading Plan for release of SIA and financial gurarantees.

2 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.

3 Sanitary sewers to include manholes and service connections.

* TO BE CERTIFIED WITH GRADING AND DRAINAGE CERTIFICATION

AGENT / OWNER

Amy L.D. Niese, PE
NAME (print)

saacson & Arfman, P.A.
FIRM

10/10/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11/21/07
DRB CHAIR - date

Christina Sandoval 11/21/07
PARKS & GENERAL RECREATION - date

11/21/07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

11/21/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 11/21/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	11/4/08	A Woodall		

(rev 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): AMY NIESE, ISAACSON + ARFMAN, PA PHONE: 268-8828
ADDRESS: 128 MONROE ST NE FAX: 268-2632
CITY: ALB STATE NM ZIP 87108 E-MAIL: amyn@iacivil.com

APPLICANT: BCR CONSTRUCTION (BILLY BACA) PHONE: 345-1983
ADDRESS: PO BOX 7489 FAX: 345-0398
CITY: ALB STATE NM ZIP 87194 E-MAIL: ____
Proprietary interest in site: OWNER List all owners: BILLY + JEANETTE BACA
DESCRIPTION OF REQUEST: 12th ST VILLAS: PRELIMINARY PLAT EXTENSION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 57, 58, + 59 Block: ____ Unit: ____
Subdiv/Addn/TBKA: ROSSITER ADDITION (TBKA - 12th STREET VILLAS)
Existing Zoning: R2 Proposed zoning: R2
Zone Atlas page(s): G14 UPC Code: 101406012049521833 MRGCD Map No N/A
101406012049521834
101406012049521835

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005536

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: 15 Total area of site (acres): 1.0522
LOCATION OF PROPERTY BY STREETS: On or Near: 12th ST NW
Between: CANDELARIA RD NW and GRIEGOS RD NW
Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: 5/9/07

SIGNATURE [signature] DATE 11/11/08
(Print) AMY L. D. NIESE, PE Applicant. ☐ Agent. ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐ INTERNAL ROUTING
- ☑ All checklists are complete
- ☐ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
08DRB - 70183	EPP	5(3)	$ 50.
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 70.00

Hearing date 11/19/08

Sandy Handley 11/12/08
Planner signature / date

Project # 1005536

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

✓ Preliminary Plat reduced to 8.5" x 11"
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Copy of DRB approved infrastructure list
✓ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
✓ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

AMY L. D. NIESE PE
Applicant name (print)

Applicant signature / date

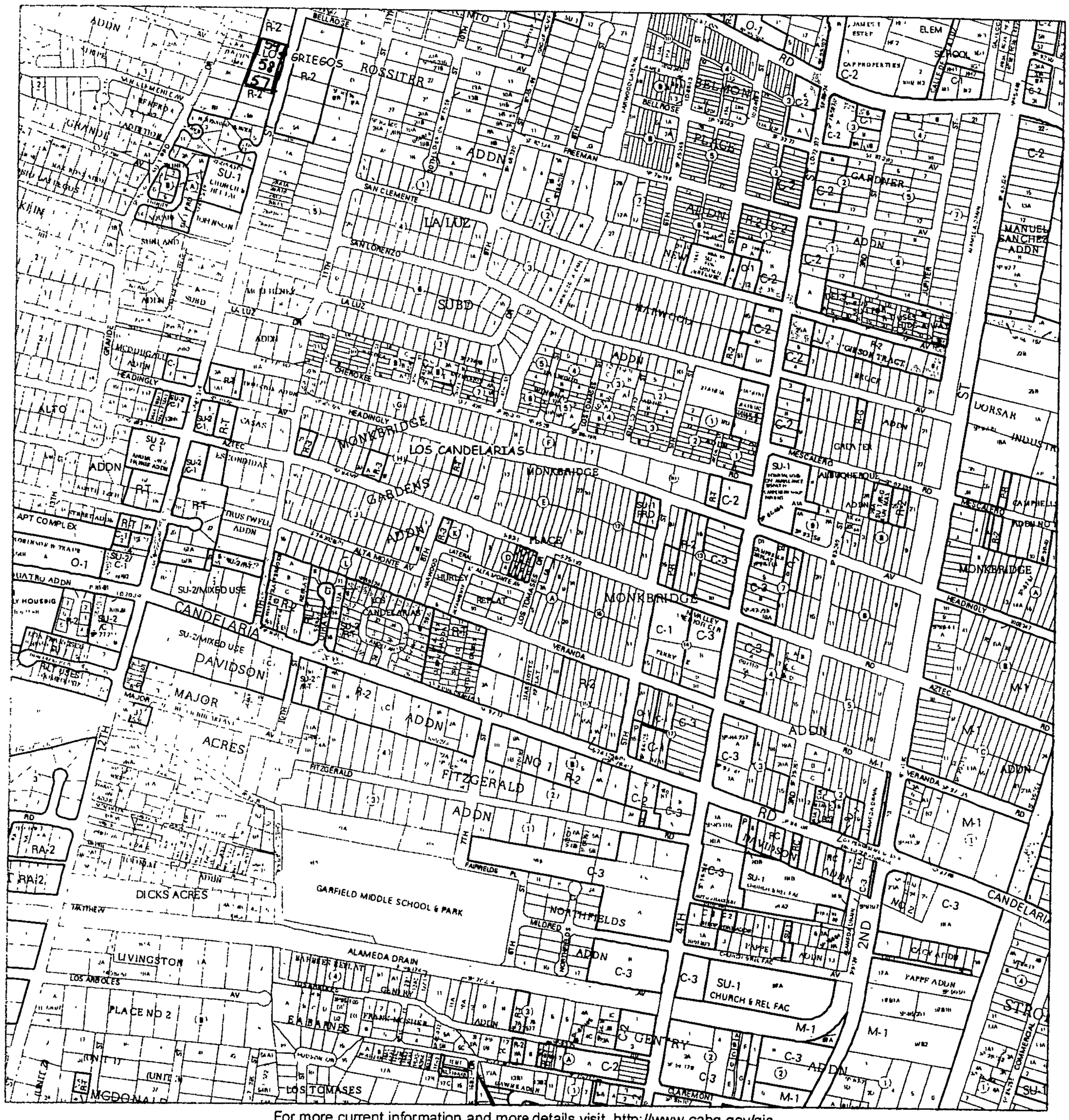
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
08DRB - 70483
- -
- -

Sandy Handloy 11/12/08
Planner signature / date

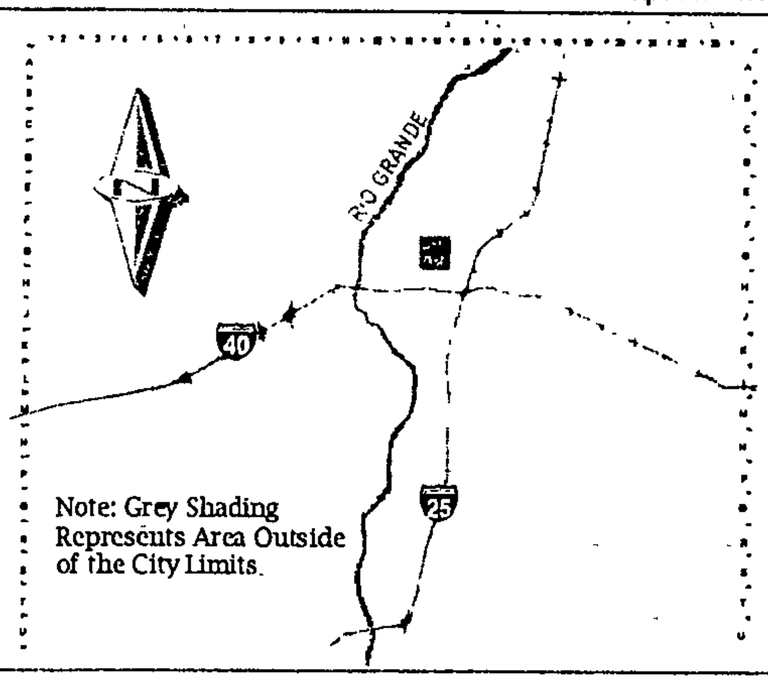
Project # 1005536



For more current information and more details visit. http://www.cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

G-14-Z

Selected Symbols

SECTOR PLANS
Design Overlay Zones
City Historic Zones
H-1 Buffer Zone
Petroglyph Mon.
Escarpment
2 Mile Airport Zone
Airport Noise Contours
Wall Overlay Zone

0 750 1 500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 11, 2008

Mr. Jack Cloud
DRB Chairperson
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: 12th Street Villas, DRB #1005536

Dear Mr. Cloud:

Enclosed is a request for Preliminary Plat extension for 12th Street Villas Subdivision. The zone atlas map is G-14. The site will be developed into15 lots with town homes. The internal road, Jon Marc Lane, will be private and gated.

The Preliminary Plat was approved November 21, 2007. We have received from the City of Albuquerque an approved Financial Guarantee Amount, however there is not enough time to complete and record the SIA prior to November 21st. As a result, we request an extension of the Preliminary Plat. Your approval of this extension will be appreciated.

Please contact me if I can be of any assistance.

Sincerely,
ISAACSON &ARFMAN, P.A.

Amy L. D. Niese, PE
Project Engineer

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

DEC 0 3 2007

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 21, 2007

Project# 1005536
07DRB-70344 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK CONST

ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

At the November 21, 2007 Development Review Board meeting, with the signing of the infrastructure list dated 11/21/07 and with an approved grading and drainage plan engineer stamp dated 10/25/07 the preliminary plat was approved.

The Temporary deferral of construction of sidewalk on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 6, 2007 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

for Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Arfman PA – 128 Monroe St NE – Albuquerque, NM 87108
Cc: BCR Construction – P.O. Box 7489 – Albuquerque, NM 87194
Marilyn Maldonado
File

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005536 **AGENDA ITEM NO: 1**

SUBJECT:

Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 10-25-07 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: signed I.L.

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: November 21, 2007

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 10/26/07
Date Site Plan Approved: NA
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1005536
DRB Application No.:

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

12TH STREET VILLAS SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 57, 58, & 59, ROSSITER ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PAVING							
		22' FE	Asphalt Alley (including 2' wide concrete alley gutter)	John Marc Drive	12th Street	12th Street	/	/	/
		4'	Deferred Sidewalk (east side)	John Marc Drive	12th Street	12th Street	/	/	/
		6"	Header Curb (both sides) REPLACE ~~SGS~~ DRIVEPADS WITH SW + CTG	John Marc Drive 12th ST	12th Street NORTH ℄	12th Street SOUTH ℄	/	/	/
		WATER							
		6"	Waterline	John Marc Drive			/	/	/
		6"	Waterline	12th Street	Existing FH Line	N. Property Line	/	/	/
			Relocate Fire Hydrant	12th Street	Existing Location	S. of Entrance Road	/	/	/
		SANITARY SEWER							
		8"	Sanitary Sewer	John Marc Drive	N. Side Property	12th Street	/	/	/
		STORM							
			Type A Inlet	12th Street	S. of Existing Inlet		/	/	/
		10"	Existing Inlet to Type D PRIVATE STORM PIPE *	12th Street W+S SIDES OF PROP	Existing Inlet NORTH ℄	EAST ℄	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 Grading and Drainage certification per DPM including perimeter walls as shown on the Grading Plan for release of SIA and financial gurarantees.

2 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.

3 Sanitary sewers to include manholes and service connections.

* TO BE CERTIFIED WITH GRADING AND DRAINAGE CERTIFICATION

AGENT / OWNER

Amy L.D. Niese, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

10/10/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/26/2007 Issued By: PLNSDH

Permit Number: **2007 070 344** **Category Code 910**

Application Number: **07DRB-70344**, Major - Preliminary Plat Approval

Address:

Location Description: 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD

Project Number: 1005536

Applicant
Bcr Sonstruction (Billy Baca)

Po Box 7489
Albuquerque, NM 87194
345-1983

Agent / Contact
Amy Niess, Isaacson & Arfman Pa

128 Monroe Se Ne
Albuquerque, NM 87108
268-8828

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$980.00
	TOTAL:	**$1,075.00**

City Of Albuquerque
Treasury Division

10/26/2007 11:13AM LCC: ANDX
WS# 006 TRANS# 0021
RECEIPT# 00083912-00083913
PERMIT# 2007070344 TRSCCS
Trans Amt $1,275.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $980.00

CK $1,275.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ✓ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

L A D APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): AMY NIESE, ISAACSON + ARFMAN PA PHONE: 268-8828
ADDRESS: 128 MONROE ST NE FAX: 268-2632
CITY: ALB STATE NM ZIP 87108 E-MAIL: amyn@iacivil.com

APPLICANT: BCR CONSTRUCTION (BILLY BACA) PHONE: 345-1983
ADDRESS: PO BOX 7489 FAX: 345-0398
CITY: ALB STATE NM ZIP 87194 E-MAIL:
Proprietary interest in site: OWNER List all owners: BILLY + JEANETTE BACA

DESCRIPTION OF REQUEST: 12th STREET VILLAS - PRELIMINARY PLAT APPROVAL AND SIDEWALK DEFERRAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 57, 58, + 59 Block: Unit:
Subdiv/Addn/TBKA: ROSSITER ADDITION (tbka 12th Street Villas)
Existing Zoning: R2 Proposed zoning: R2
Zone Atlas page(s): G14 UPC Code: 101406012049521833 MRGCD Map No NA
101406012350421834
101406012651221835

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1005536

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: 15 Total area of site (acres): 1.0522
LOCATION OF PROPERTY BY STREETS: On or Near: 12th ST NW
Between: CANDELARIA RD NW and GRIEGOS ROAD

Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: 5/9/07

SIGNATURE DATE 10/26/07
(Print) AMY L. D. NIESE, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - - 70344	PP		$ 980.00
- -	CME		$ 20.00
- -	ADV		$ 70.00
07DRB - - 70345	IDS		$ 0.00
- -			$
			Total $ 1075.00

Hearing date November 21, 2007

10/26/07
Planner signature / date

Project # 1005536

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Proposed Infrastructure List
✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

AMY L. D. NIESE, PE
Applicant name (print)

10/26/07
Applicant signature / date

Form revised 11/04, 6/05 and **NOV 06**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
07DRB - _____ - 70344
_____ - _____ - _____
_____ - _____ - _____

10/26/07
Planner signature / date

Project # 1005536

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF RECORDED PLAT**

__ **6** copies of the recorded plat to be vacated.
__ **6** copies of documents justifying the vacation.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter describing, explaining, and justifying the vacation
__ Any original and/or related file numbers are listed on the cover application
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

AMY L. D. NIESE PE
Applicant name (print)

10/26/07
Applicant signature / date

Form revised 4/03, 10/03 and **APRIL 2006**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
07DRB - ____ - 70345
____ - ____ - ____
____ - ____ - ____

10/26/07
Planner signature / date

Project # 1005536

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from November 4, 2007 To November 21, 2007

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

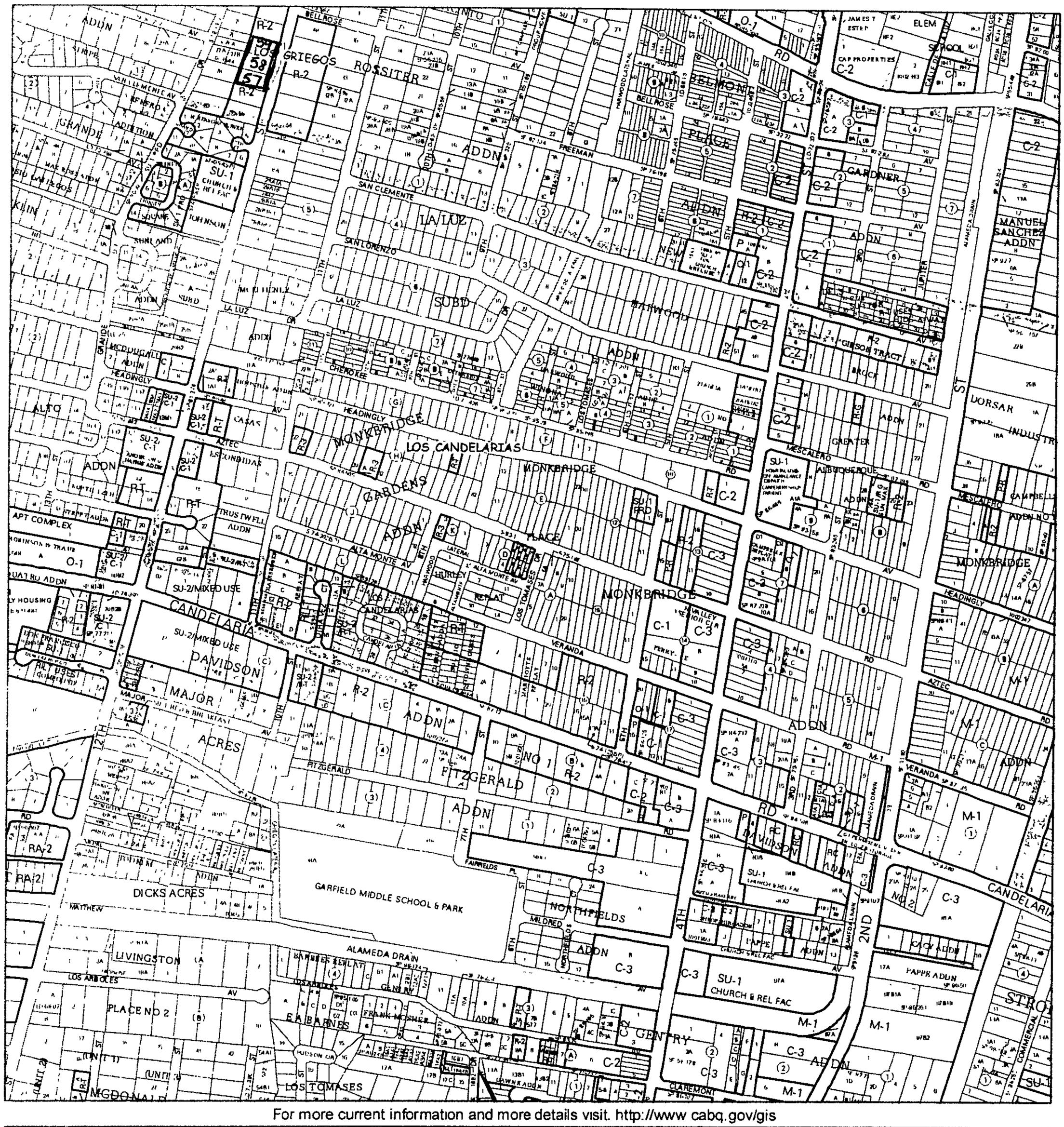
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ruth Lozano 10/26/07
(Applicant or Agent) (Date)

I issued 1 signs for this application, 10/26/07 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005536

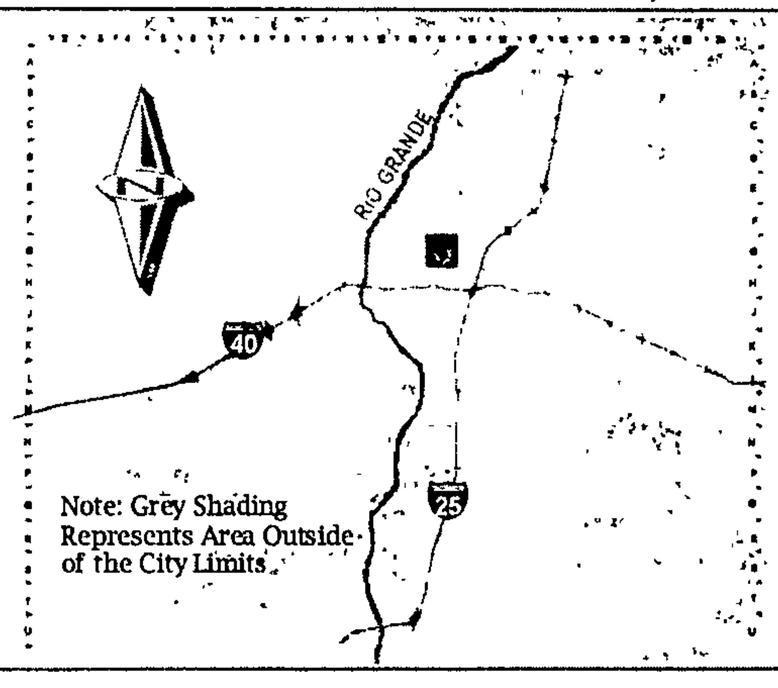
Rev. 1/11/05



For more current information and more details visit. http://www cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

G-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

October 26, 2007

Ms. Sheran Matson
DRB Chairperson
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: 12th Street Villas, DRB #1005536

Dear Ms. Matson:

Enclosed is a submittal for Preliminary Plat and Sidewalk Deferral for the 12th Street Villas Subdivision. The zoning is R-2. The zone atlas map is G-14. The site will be developed into15 lots with town homes.

This development will be a private community. The internal road, John Marc Lane, will be private and gated. It will also be an alley section. The Road Section is included for your use as well as a Mater Utility Plan.

The sidewalk deferral is being requested so that sidewalks won't become damaged during the construction of the homes on individual lots. The sidewalks will be constructed after each home is built.

Please contact me if I can be of any assistance.

Sincerely,
ISAACSON &ARFMAN, P.A.

Amy L. D. Niese, PE
Project Engineer

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: BCR CONSTRUCTION **DATE OF REQUEST:** 10/26/07 **ZONE ATLAS PAGE(S):** 6/4

CURRENT:

ZONING R2

PARCEL SIZE (AC/SQ. FT.) 2200 SF MIN

LEGAL DESCRIPTION:

LOT OR TRACT # 57, 58, 59 BLOCK # ROSSITER ADDITION

SUBDIVISION NAME 12th ST ~~TOWNHOMES~~ VILLAS

REQUESTED CITY ACTION(S): PRELIMINARY PLAT

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [ ]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [✓]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 15

BUILDING SIZE: _____(sq. ft.) —

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Ruth Longuo for Isaacson + Arfman, P.A. DATE 10/26/07

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Td
TRAFFIC ENGINEER

10-22-07
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

Ruth Longuo for Isaacson + Arfman, P.A.
APPLICANT

10/26/07
DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	**-SUBMITTED** ___/___/___	_____	_____
	-FINALIZED ___/___/___	TRAFFIC ENGINEER	DATE

Revised June 27, 2005

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 10 October 200

TO CONTACT NAME: Lui Lozano
COMPANY/AGENCY: Jac on & Ortman PA
ADDRESS/ZIP: 128 Mon t. NE 87108
PHONE/FAX #: 268·88 / FAX 268·2632

Thank you for your inquiry of 10 October 07 (date) requesting the names of **Recognized Neighborhood Associatio** who would be affected under the provisions of O-92 by your proposed project at Lots 58-59 Rossiter Addition Located 12th Street N Between Candelaria Rd W and Griegos Rd NW
zone map page(s) G-14

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact name as follows:

Los Griegos NA

Neighborhood Association
Contacts: Ida J. Kelly
7410 Montgomery Blvd NE Ste 100
991·2738(c) 888·1000(o) 87109
Joan McDougall
4020 Grande Dr. NW 87107
344·9272(h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES ( ) NO (X)

Please note that according to you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Rios

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(07/07)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

October 10, 2007 Certified Mail 7005 1160 0001 1329 7252

Ms. Ida J. Kelly
Los Griegos Neighborhood Association
7410 Montgomery Blvd. NE, Suite 100
Albuquerque, NM 87109

RE: 12th Street Townhomes
(Present Legal Description - Lots 57, 58, & 59, Rossiter Addition

Dear Ms. Kelly:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Los Griegos Neighborhood Association that a request for approval of a major subdivision preliminary plat will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE
ALDN/rtl
Attachment

7005 1160 0001 1329 7252

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

ALBUQUERQUE NM 87109
HIGHLAND STA. ALBUQUERQUE NM USPS
OCT 10 2007 19 Postmark Here
10/10/2007

Sent To Ida J. Kelly
Street, Apt. No.; or PO Box No. Los Griegos N.A. 7410 Montgomery Blvd. NE, Suite 100
City, State, ZIP+4 Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

October 10, 2007 Certified Mail 7005 1160 0001 1329 7269

Ms. Joan McDougall
Los Griegos Neighborhood Association
4020 Grande Drive NW
Albuquerque, NM 87107

RE: 12th Street Townhomes
(Present Legal Description - Lots 57, 58, & 59, Rossiter Addition

Dear Ms. McDougall:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Los Griegos Neighborhood Association that a request for approval of a major subdivision preliminary plat will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE
ALDN/rtl
Attachment

7005 1160 0001 1329 7269

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87107 OFFICIAL USE

Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

HIGHLAND PA. ALBUQUERQUE NM USPS
Postmark Here OCT 10 2007
10/10/2007

Sent To: Joan McDougall
Street, Apt. No.; or PO Box No.: Los Griegos N.A.
4020 Grande Drive NW
City, State, ZIP+4: Albuquerque, NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

DRB Project # (if already assigned) 1005536

Please check one:

☑ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name 12th STREET ~~TOWNHOMES~~ VILLAS

Location of Project (address or major cross streets) 4421, 4503, 4505 12th ST (S OF BELLROSE)

Proposed # of Units: ____ Single-Family ____ Multi-Family 15 TOWNHOMES

Note: A single-family unit is a single-family, detached dwelling unit

Contact Information

Name BILLY BACA

Company BCR CONSTRUCTION

Phone 345-1983

E-mail

Please include with your submittal:

☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined

☑ Copy of a plat or plan for the proposed project

☑ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**

☑ Please include DRB project number on the top right corner of all documents

☑ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY
APS Cluster Valley
Preliminary PDFF Date Submitted 10-2-07
Preliminary PDFF Date Completed 16-4-07

Final PDFF Date Submitted ____
Final PDFF Date Completed ____

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Baca Construction ("Developer") effective as of this 2 day of October, 2007 and pertains to the subdivision commonly known as 12th Street ~~Townhomes~~ VILLAS, and more particularly described as Lots 57, 58, and 59, Rossiter Addition (existing legal)

(the "Subdivision".) The following individual lots comprise the subdivision:

15 townhomes with the existing addresses of 4421, 4503, 4505 12th Street

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Billy Baca
Signature

Mr. Billy Baca, Owner
Name (typed or printed) and title

BCR Construction
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10/2/07, by Billy Baca as Owner of BCR Construction, a ~~corporation.~~ self propriator

(Seal) OFFICIAL SEAL Ruth T. Lozano NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/22/2011

Ruth T. Lozano
Notary Public

My commission expires: 4/22/2011

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

BETTY KING, PLANNER, APS CMP
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 4 2007, by Betty King as Planner, APS, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

April L. Winters
Notary Public

(Seal)

My commission expires: May 18, 2011

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME 12th STREET TOWNHOMES

AGIS MAP # G14

LEGAL DESCRIPTION LOTS 57, 58, AND 59 ROSSITER ADDITION

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 10/26/07 [date].

Applicant / Agent — Date 10/26/07

Hydrology Division Representative — Date 10/26/07

✓ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was ~~requested~~ received from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 12/22/06 [date]. #61211

Applicant / Agent — Date 10/26/07

Utilities Division Representative — Date 10/26/07

DRB# ____ - 1005536

Albuquerque Bernalillo County Water Utility Authority

One Civic Plaza NW, Room 5012
Albuquerque, NM 87102
Phone (505) 768-2500
Fax (505) 768-2580

Chair
Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Vice-Chair
Isaac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Teresa Cordova
County of Bernalillo
Commissioner, District 2

Isaac Benton
City of Albuquerque
Councillor, District 3

Martin Heinrich
City of Albuquerque
Councillor, District 6

Deanna Archuleta
County of Bernalillo
Commissioner, District 3

Martin J. Chávez
City of Albuquerque
Mayor

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
http://www.abcwua.org

December 22, 2006

Billy Baca
BCR Homes/Construction
PO Box 7489
Albuquerque, NM 87194

RE: Water and Sanitary Sewer Availability Statement
Tracts 57, 58, and 59 of the Rossiter Addition - G-14

Dear Mr. Baca:

Project Information: The subject site includes three lots containing ±1.06 acres of land located on 12th Street south of Griegos within the City limits. The proposed site is intended to be developed into fifteen (15) town home lots. The site is currently zoned R-2 and is within water pressure zone 1E in the Freeway trunk. Instantaneous fire flow requirements from the Fire Marshal's Office and a utility plan were not submitted in the request dated December 18, 2006 and therefore this statement may not be complete or accurate at the time of construction.

Existing Conditions: Nearby infrastructure includes a 30-inch water transmission line in 12th Street along with a fire hydrant close to the SE corner of the site. A 48-inch sanitary sewer interceptor is also present in 12th Street. Neither of the existing lines are available for service connection due to size, type, or designation.

Sanitary Sewer Service will require the construction of perimeter and on-site infrastructure. A new 8-inch collection line must be constructed in 12th Street, from the existing manhole # 022 and extended to cover the entire frontage of the property. Outfall will then be permitted to this new line. Depending on the design and layout of the site, additional internal 8-inch public collection line infrastructure may be required to serve the proposed development.

Metered Water Service will also require the construction of internal and external infrastructure. New taps or connections will not be made to the existing 30-inch line in 12th Street. Rather, a tap off of the existing 6-inch hydrant leg, at hydrant # 015, may be made to extend a 6-inch line to the site and along the 12th Street frontage. The new internal lines must be no less than 6-inch and will be located at standard locations within the dedicated rights-of-way or easements. Fire hydrants must be included at regular intervals and at standard locations. The number of hydrants and the exact locations must be coordinated through the Fire Marshal's Office and verified through the Utility Development Office prior to DRC approval and sale of service.

Additionally, the use of dual check valves at each water service will be required as prevention against backflow contamination of the water system.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / city work order process. Designs must be by a licensed, New Mexico

registered, Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

Easements: Right-of-way will have to be established for all new public line locations. Public water and sanitary sewer easements are also required for all lines that are to be constructed outside of any dedicated rights-of-way. The minimum easement width for public water and sanitary sewer lines shall be 25-feet in width. Acceptable easements must be documented on the final site plan and/or plat prior to approval.

Costs and Fees: In addition to installation and construction costs, both sanitary sewer and metered water service to each property will be subject to utility expansion charges (UEC) payable at the time of service application. Any outstanding pro rata assessments must be paid in full at that time. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

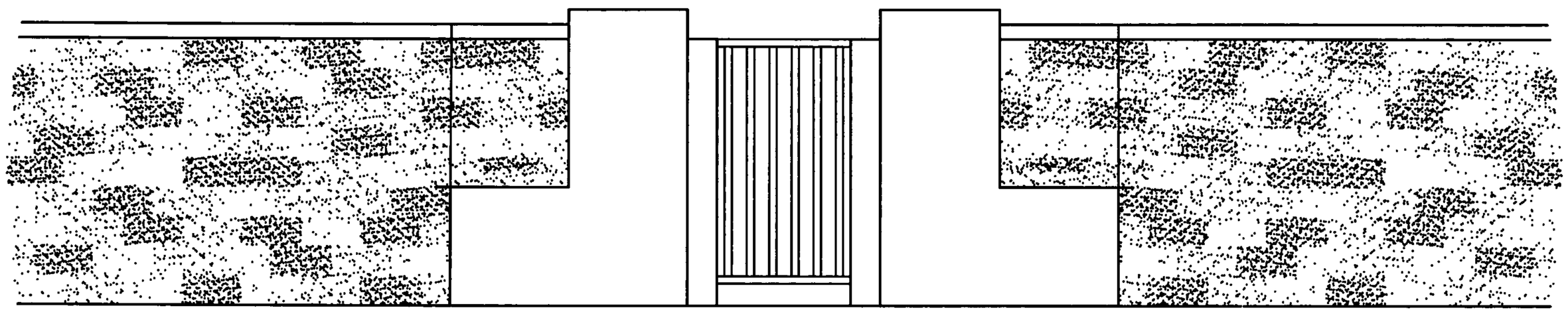
Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility as soon as possible.

Sincerely,

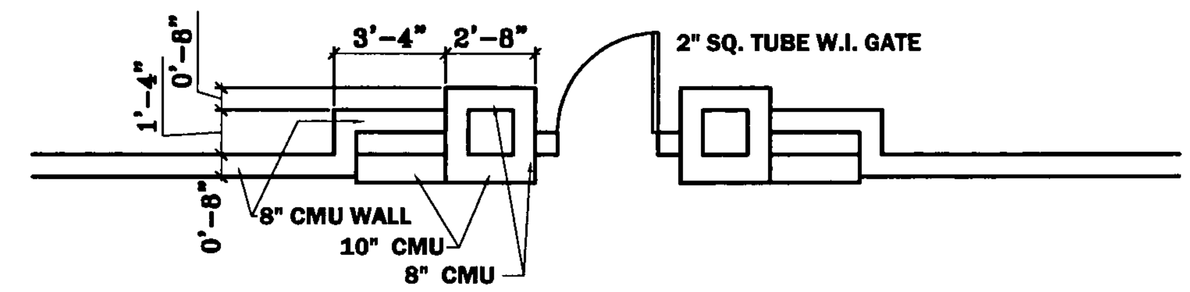
Mark S. Sanchez
Executive Director

Encl: Site and Infrastructure Maps (3)

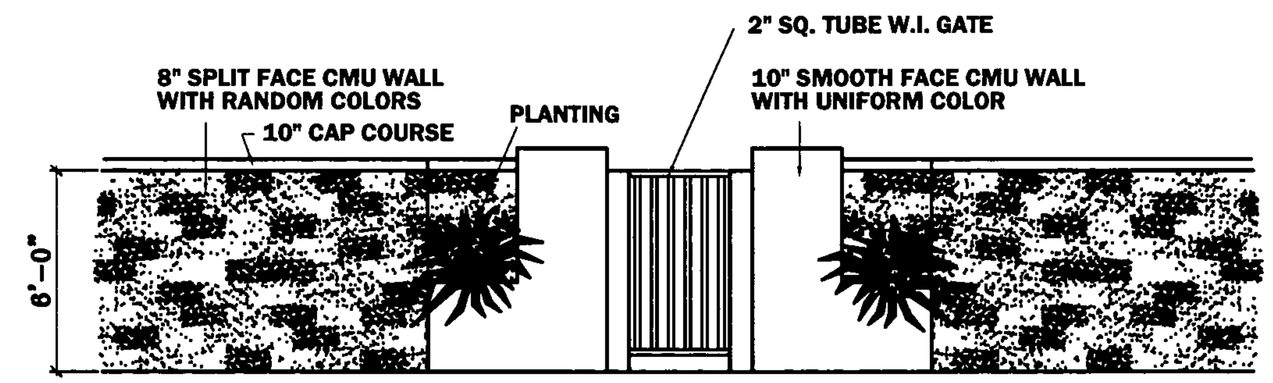
C: f/ Readers #61211
f/ Availability G-14



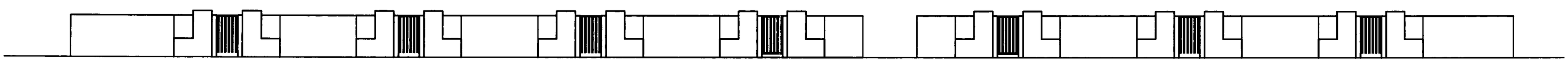
UNIT WALL ELEVATION



WALL LAYOUT PLAN



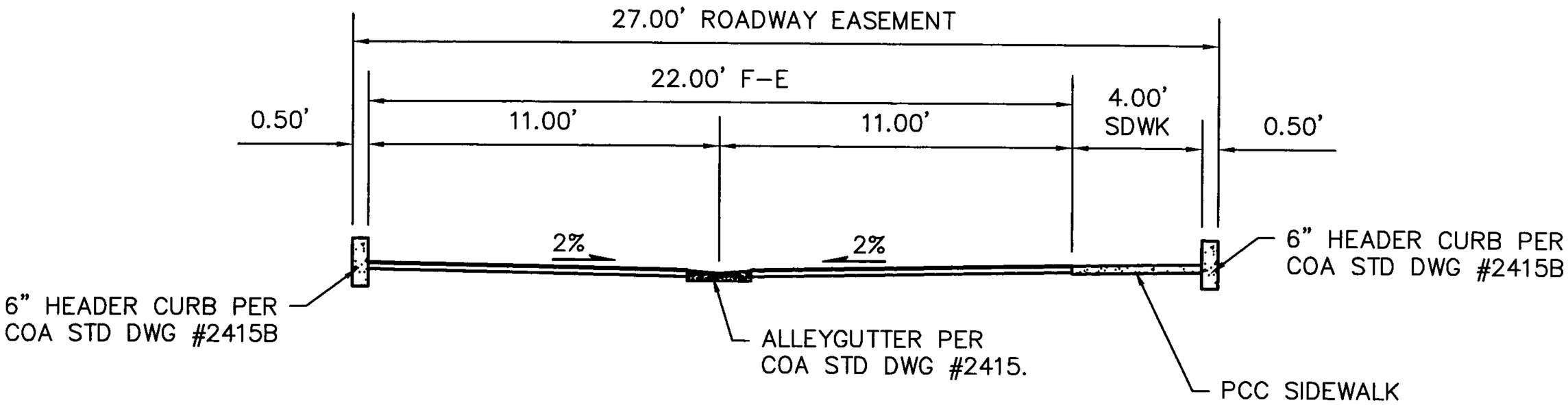
UNIT WALL ELEVATION W/ NOTATION



STREET ELEVATION

Perimeter Wall Design by Del Paul Jack Architects

M:\ACTIVE\LD 2006\1593\DOWNLOADED FILES\10-17-07\wall.dwg, 10/17/2007 3:06:58 PM



ROAD SECTION

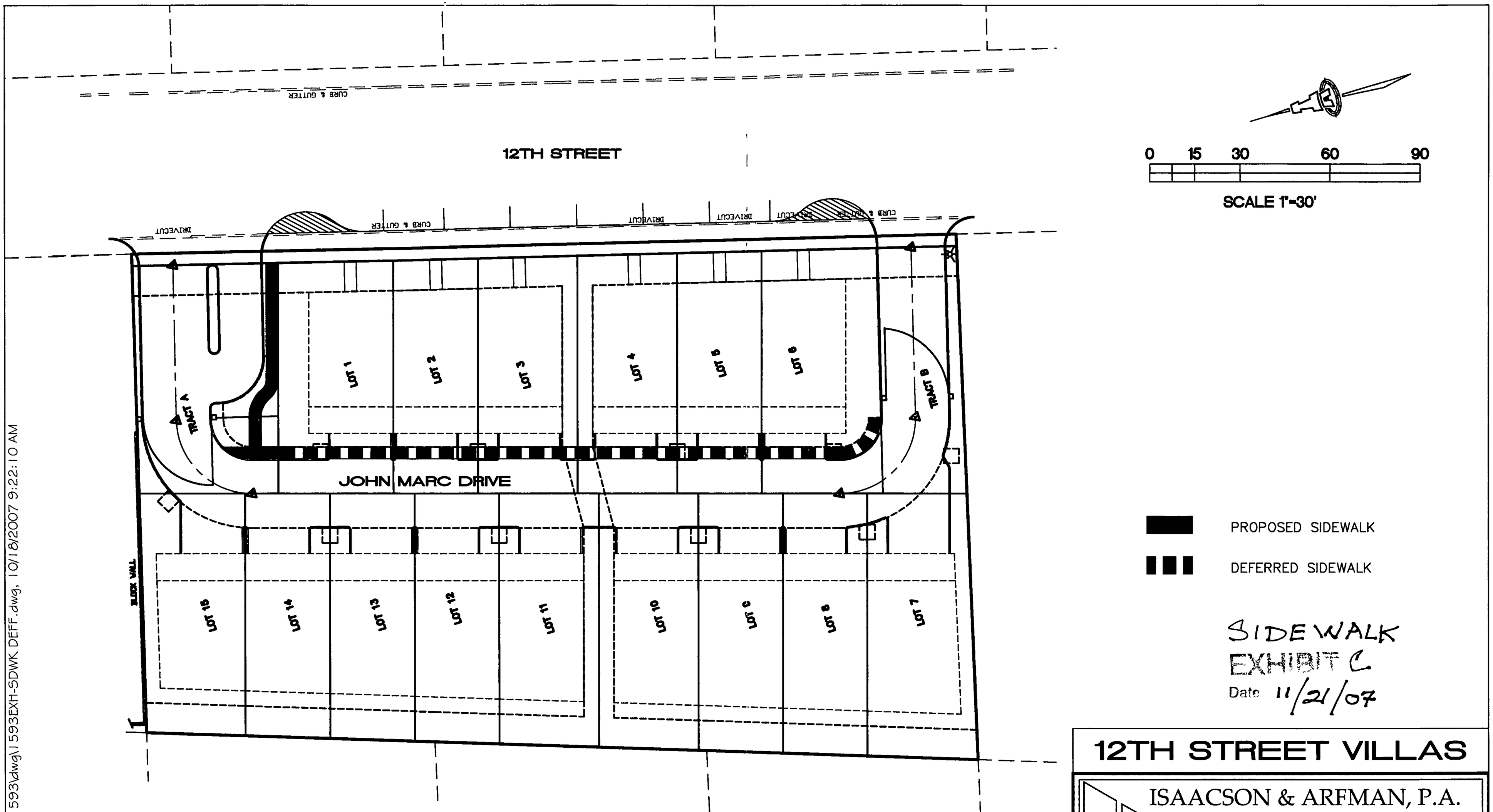
SCALE: 1"=5'

12TH STREET VILLAS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1593PMSTR.dwg Oct 18,2007

M:\ACTIVE\LD 2006\1593\dwg\1593PMSTR.dwg, 10/18/2007 9:23:27 AM



SIDEWALK
EXHIBIT C
Date 11/21/07

12TH STREET VILLAS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1593EXH-SDWK DEFF.dwg Oct 18,2007

SIDEWALK DEFERRAL EXHIBIT

M:\ACTIVE\LD 2006\1593\dwg\1593EXH-SDWK DEFF.dwg, 10/18/2007 9:22:10 AM

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning) — V
- ___ Sector Plan **(Phase I, II, III)** — P
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: BCR CONSTRUCTION (ATTN: BILLY BACA) PHONE: 345-1983
ADDRESS: P.O. BOX 7489 FAX: ___
CITY: ABQ STATE NM ZIP 87194 E-MAIL: ___
Proprietary interest in site: OWNER List all owners: BILLY & JEANETTE BACA
AGENT (if any): ISAACSON & AREMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVIL.COM

DESCRIPTION OF REQUEST: 15 FEE SIMPLE TOWNHOME LOTS ON THREE EXISTING R-2 LOTS COMPRISING 1.055 AC.
Sketch Plat Review + Comment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 57, 58 & 59 Block: ___ Unit: ___
Subdiv. / Addn. ROSSITER ADDITION (fbka Baca Townhomes Subdivision)
Current Zoning: R-2 Proposed zoning: R-2
Zone Atlas page(s): G-14 No. of **existing** lots: 3 No. of **proposed** lots: 15
Total area of site (acres): 1.055 Density if applicable: dwellings per gross acre: 14.2 dwellings per net acre: 15.6
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. ___ MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or ~~Near~~: 12th ST. NW
Between: GRIEGOS RD. NW and CANDELARIA BLVD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Lot (57) 101406012049521833, Lot (58) 101406012350421834, Lot (59): 101406012651221835

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: ___

SIGNATURE Fred C. Areman DATE 04-30-07
(Print) FRED C. AREMAN ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☑ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☑ F H.D.P. density bonus
- ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - ___ - 00553	SK	53	$0.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $0.00

Hearing date 5-9-07

5-1-07

Project # 1005536

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
NA Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

for Fred C. Artman
Ruth Lozano
Applicant name (print)
4/30/07
Applicant signature / date

Form revised 8/04, 1/05 ,10/05 & **NOV 06**

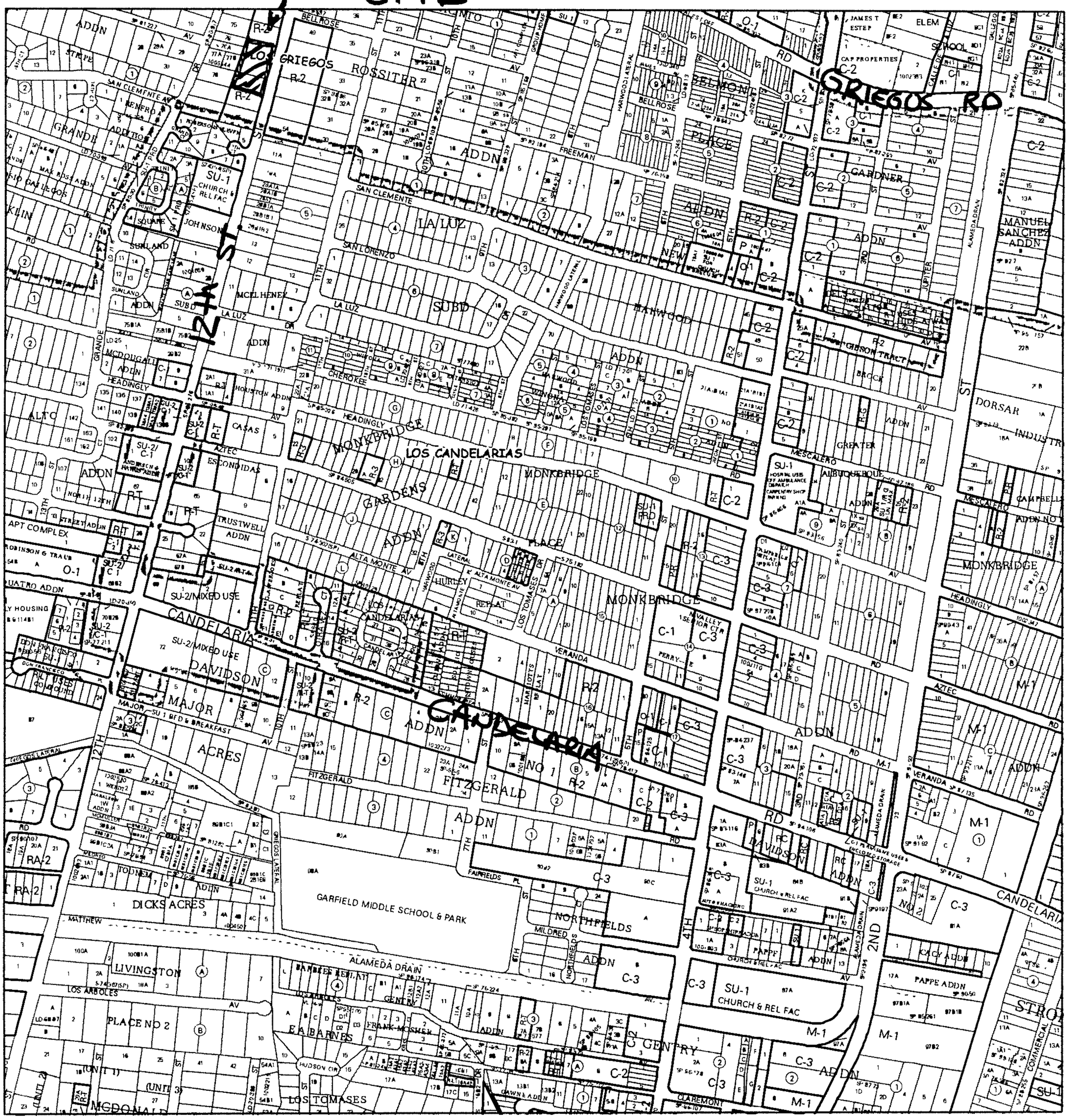
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - ____ - 00553
____ - ____ - ____
____ - ____ - ____

5-1-07
Planner signature / date

Project # 1005536

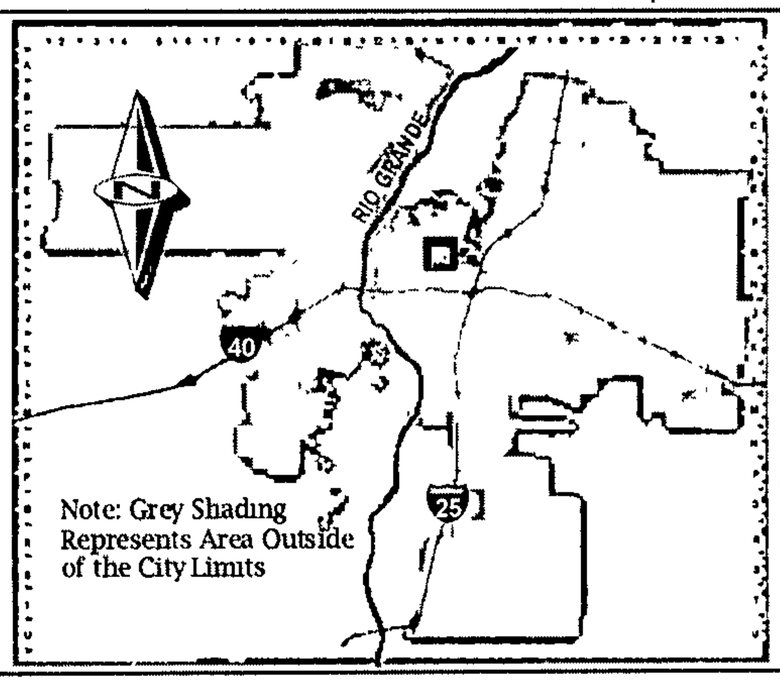
SITE



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

G-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

PROJECT MEMORANDUM

05/01/07

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, PE, Isaacson & Arfman, P.A.

REF: Baca Townhomes Subdivision ***I&A PROJ NO:*** 1593

SUBJ: Sketch Plat Approval

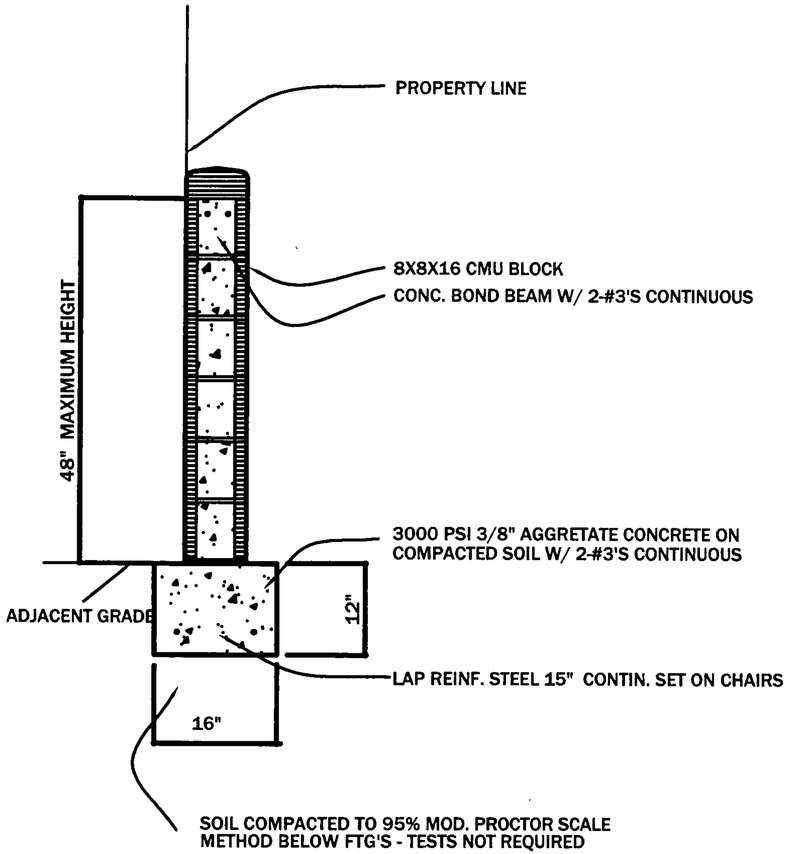
Isaacson & Arfman, P.A., agent and consulting engineer for BCR Construction request a Sketch Plat review for the May 9th DRB hearing. The Sketch Plat indicates that the 15 townhomes will be accessed by one-way private access drive with vehicular and pedestrian access control gates.

The property is zoned R-2 and the proposed use is compatible with the zoning.

Utilities are programmed as public with public water and sanitary sewer easements.

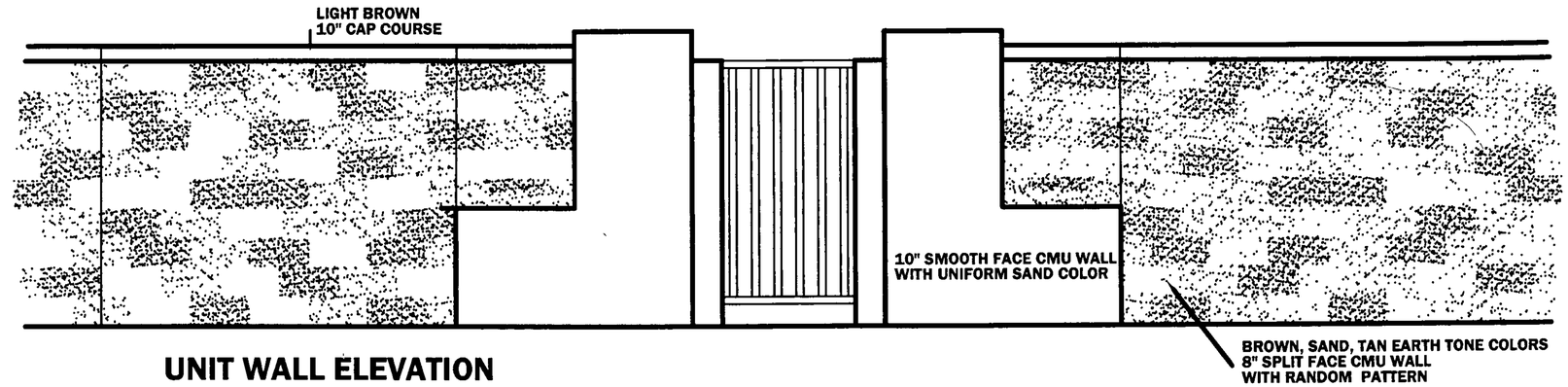
The project is compatible with the surrounding neighborhoods.

END.

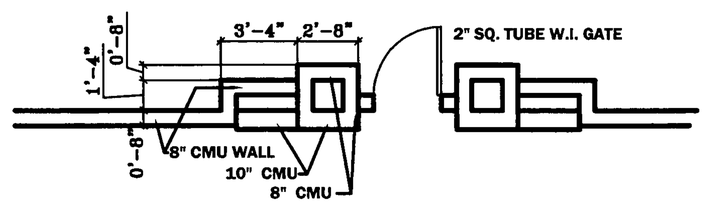


STREET WALL SECTION

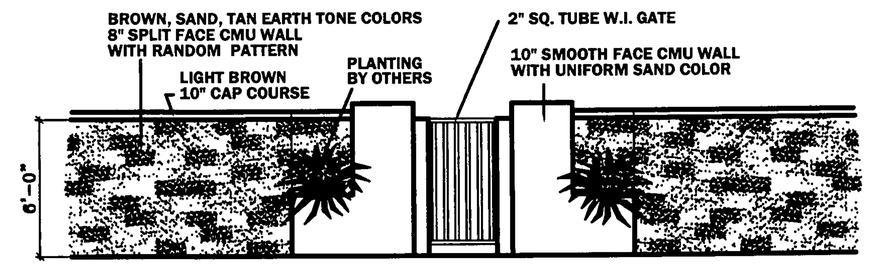
1" = 1'-0"



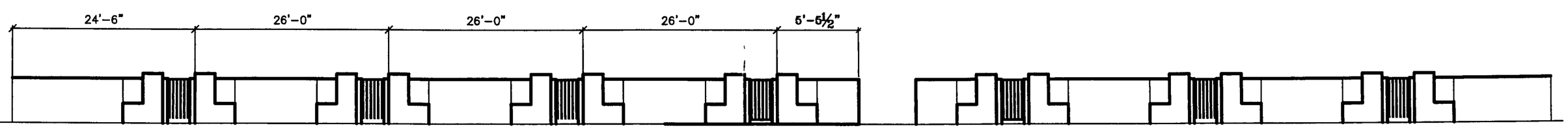
UNIT WALL ELEVATION



WALL LAYOUT PLAN



UNIT WALL ELEVATION W/ NOTATION



STREET ELEVATIONS

12th Street Villas, Perimeter Wall Design, Del Paul Jack Architects

NEEDS DRB # LOCATION MAP CLOSEST INTERSECTION

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